

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Chesapeake and Potomac Telephone Company of Maryland, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a special hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a modification of the existing Special Exception Case No. 67-159-X so that a third story may be added to a portion of the existing Woodlawn Dial Center.

Woodlawn Dial Center

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

THE CHESAPEAKE AND POTOMAC TELEPHONE CO. OF MD.
BY: B.C. Bickford
B.C. Bickford-Dist. Mgr. Legal Owner
Address: 1 East Pratt Street
Baltimore, Maryland 21202
Protestant's Attorney
Lee Thomas, Esquire
Petitioner's Attorney
409 Washington Avenue, Suite 314
Towson, Maryland 21204
96-6777

ORDERED BY the Zoning Commissioner of Baltimore County, this 13th day of November, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of February, 1981, at 9:30 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County

(over)

W. Lee Thomas, Esquire
409 Washington Avenue
Towson, Maryland 21204

cc: S.J. Martonet & Co. Surveyors
9 E. Lexington St.
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

November 13th received and accepted for filing this 13th day of November, 1980.

Chesapeake & Potomac Telephone Co.
Petitioner: W. Lee Thomas, Esq.
Petitioner's Attorney: William E. Hammond
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW corner of Windsor Mill Rd. and :
Summit Ave., 2nd District : OF BALTIMORE COUNTY
THE CHESAPEAKE AND POTOMAC : Case No. 80-148-SPH
TELEPHONE CO. OF MD., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of January, 1980, a copy of the foregoing Order was mailed to W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

HOWARD D. TUSTIN, JR. REGISTERED
RICHARD P. TUSTIN

ROBERT B. SUTTON

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

SIMON J. MARTENET 1848-1892
HARRY G. JAVINE 1871-1894
SEPTIMUS P. TUSTIN 1870-1891
J. HOWARD BUTTICK 1884-1890
WILLIAM G. ATWOOD 1887-1931
SAMUEL A. THOMPSON 1888-1894
GEORGE E. WINNER 1897-1893
HOWARD D. TUSTIN 1897-1890
HOWARD G. SUTTON 1844-1899

DESCRIPTION OF LOTS 146 AND 147 OF "BROAD ACRES"

BEGINNING for the same at the corner formed by the intersection of the Southwest side of Windsor Mill Road 40 feet wide, with the Northwest side of Summit Avenue 40 feet wide, as laid out on the Plat of "BROAD ACRES" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 5, folio 44, and running thence, binding on the Northwest side of Summit Avenue as now surveyed, South 53 degrees West 250 feet and Southwesterly by a line curving toward the West or Right, with a radius of 400.00 feet and a chord which bears South 55 degrees 53 minutes 51 seconds West 41.70 feet the distance of 41.72 feet to the Northeasternmost outline of Lot 150 as shown on said plat, thence binding on a portion of said outline and parallel with Windsor Mill Road North 45 degrees 52 minutes West 188.33 feet to the division line between Lots 147 and 148 as shown on said plat, thence binding on said division line North 51 degrees 9 minutes East 290 feet to the Southwest side of Windsor Mill Road and thence binding thereon South 45 degrees 52 minutes East 200 feet to the place of beginning.

Containing 1.29 Acres of land, more or less.

Being Lots Nos. 146 and 147 as shown on the above mentioned plat of "Broad Acres".

October 20, 1979

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 25, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

also
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

W. Lee Thomas, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Item No. 95
Petitioner-The Chesapeake and Potomac Telephone Company of Maryland
Special Hearing Petition

Dear Mr. Thomas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to construct an additional story to the existing Woodlawn Dial Center, located at the corner of Windsor Mill Road and Summit Avenue in the 2nd Election District, this Special Hearing is required to amend the previous Special Exception (Case No. 67-159-X), which permitted the existing use.

This petition was scheduled prior to a recent Circuit Court order, which stated that any construction within a D.R. 16 zone had to be situated at least 75 feet from land zoned other than D.R. 16. Based on this decision, it appears that the northerly section of the "proposed 3rd story" would be less than 75 feet from the D. R. 5.5 zoning line on the adjacent property. However, after consulting with Mr. James E. Dyer, Zoning Supervisor, it was decided that this would not present a problem in view of the fact the proposed construction would not be coming any closer to this property line than the existing setback.

Particular attention should be afforded to the comments of the Office of Current Planning and Development and the Department of Permits and Licenses. For further information and discussion of these comments, you and / or your surveyor may contact me at 494-3391.

Item No. 95
Special Hearing Petition
January 25, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comments was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:AK

Enclosures

cc: S.J. Martonet & Co. Surveyors
9 E. Lexington St.
Baltimore, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 21, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #95 (1979-1070)
Property Owner: The Chesapeake and Potomac Telephone Co. of Maryland
S/W cor. Windsor Mill Rd. and Summit Avenue
Existing Zoning: DR 5.5 and DR 16
Proposed Zoning: Special Hearing to amend Case No. 67-159-X to allow for a third story addition to the existing dial center.
Acre: 1.29 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project PIP 79-48X.

Highways:

Summit Avenue and Windsor Mill Road, existing public roads, are proposed to be improved in the future as 30 and 40-foot closed section roadways on 50 and 60-foot rights-of-way, respectively. Highway right-of-way widening, including a fillist area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Any construction and/or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

DEC 16 1980

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts, that to amend the existing Special Exception (Case No. 67-159-X) so that a third story may be added to a portion of the existing Woodlawn Dial Center will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of February, 1980, that the addition of a third story to a portion of the existing Woodlawn Dial Center, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No parking to be allowed to block any of the building's exist door(s) and the pavement shall be hatched to so indicate.
2. A revised site plan shall be submitted, incorporating the above restriction, and approved by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Item #95 (1979-1980)
Property Owner: The Chesapeake and Potomac Telephone Co. of Maryland
Page 2
December 21, 1979

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 6 and 12-inch water mains in Summit Avenue and Windsor Mill Road, respectively. There is 8-inch public sanitary sewerage in Windsor Mill Road.

It is anticipated that no sanitary sewer connections will be available for projects within the Gwynns Falls drainage basin until the improvements at the Potapscow Waste Water Treatment Plant are completed, which is expected to be in June 1981.

Very truly yours,

Charles E. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

L-SE Key Sheet
10 NW 32 Pos. Sheet
NW 3 P Topo
88 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

January 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #95, Zoning Advisory Committee Meeting, November 13, 1979, are as follows:

Property Owner: The Chesapeake and Potomac Telephone Co. of Maryland
Location: SW/C Windsor Mill Rd. and Summit Ave.
Existing Zoning: D.R. 5.5 and D.R. 16
Proposed Zoning: Special Hearing to amend Case No. 67-159-X to allow for a third story addition to the existing dial center
Acres: 1.29
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

At the time of the site inspection there appeared to be a need for additional parking and compliance with the original site plan. Landscaping should be provided and shown on the site plan.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 95 - ZAC - November 13, 1979
Property Owner: The Chesapeake & Potomac Telephone Co. of Md.
Location: SW/C Windsor Mill Rd. & Summit Ave.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Special Hearing to amend Case No. 67-159-X to allow for a third story addition to the existing dial center

Acres: 1.29
District: 2nd

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested Variance to allow a third story addition to an existing dial center.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #95, Zoning Advisory Committee Meeting of November 13, 1979, are as follows:

Property Owner: The Chesapeake & Potomac Telephone Co. of Maryland
Location: SW/C Windsor Mill Rd. & Summit Ave.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Special Hearing to amend Case No. 67-159-X to allow for a third story addition to the existing dial center.
Acres: 1.29
District: 2nd

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rlh



Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

November 26, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner The Chesapeake & Potomac Telephone Co. of Maryland
Location: SW/C Windsor Mill Rd. & Summit Ave.

Item No. 95 Zoning Agenda: Meeting of 11/13/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Errol M. Markowitz Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division



Baltimore County
Department of Patents and Licenses
TOWSON, MARYLAND 21204
(301) 494-3619

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #95, Zoning Advisory Committee Meeting, November 13, 1979, are as follows:

Property Owner: The Chesapeake & Potomac Telephone Co. of Maryland
Location: SW/C Windsor Mill Rd. & Summit Ave.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Special Hearing to amend Case No. 67-159-X to allow for a third story addition to the existing dial center.

Acres: 1.29
District: 2nd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1979 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - require alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

I. No Comment.

X J. Comments: No building shall be constructed or altered. Compliance to Handicapped Code shall be maintained. Building shall be upgraded to new use.

NOTE: These comments pertain only to the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Diver
Charles E. Diver, Chief
Plans Review

CSB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 13, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: November 13, 1979

RE: Item No: 91, 92, 93, 94, 95
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

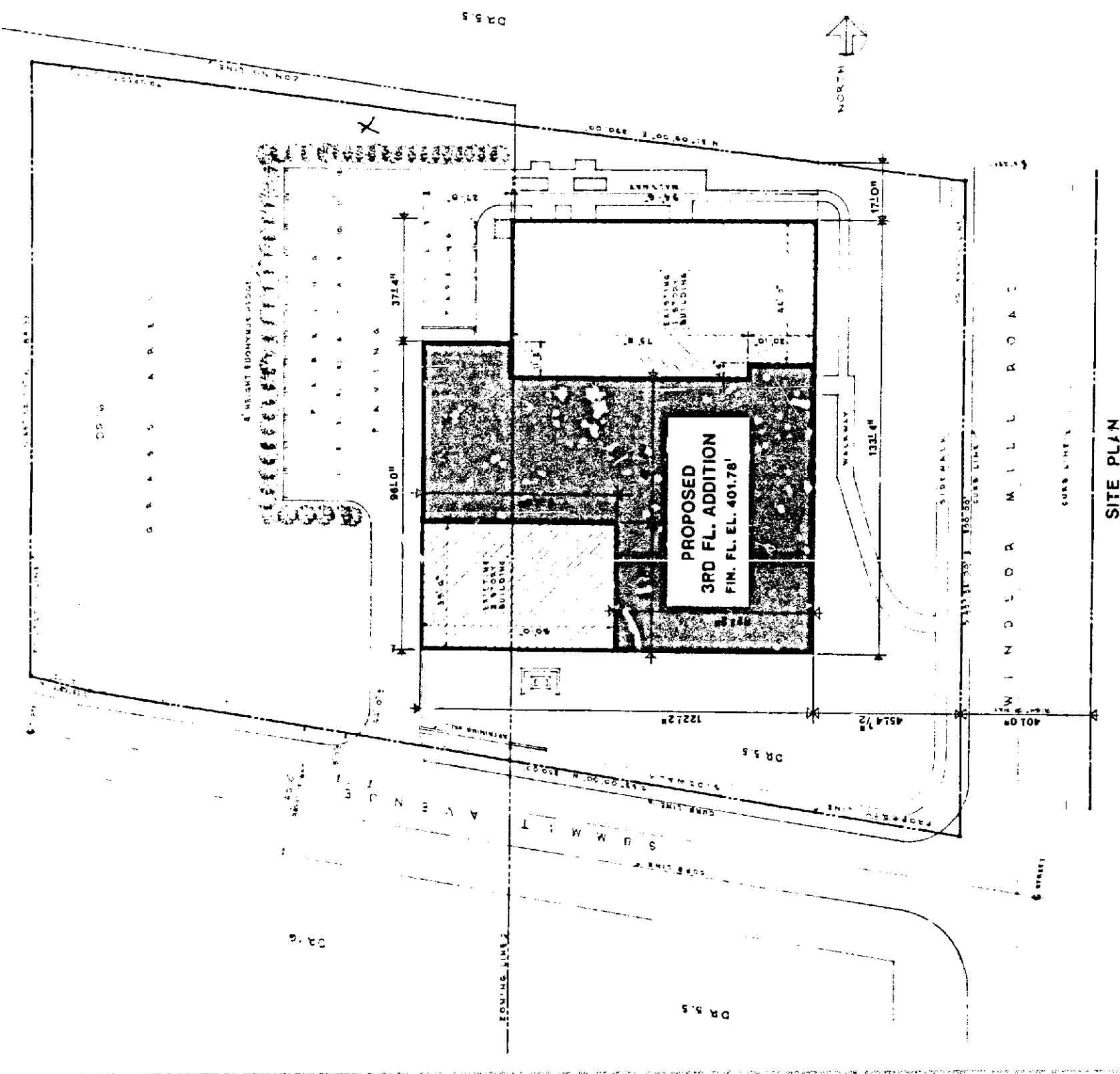
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. HARVEY WILKINSON, JR., VICE PRESIDENT
MARCUS M. ROTHEMAN

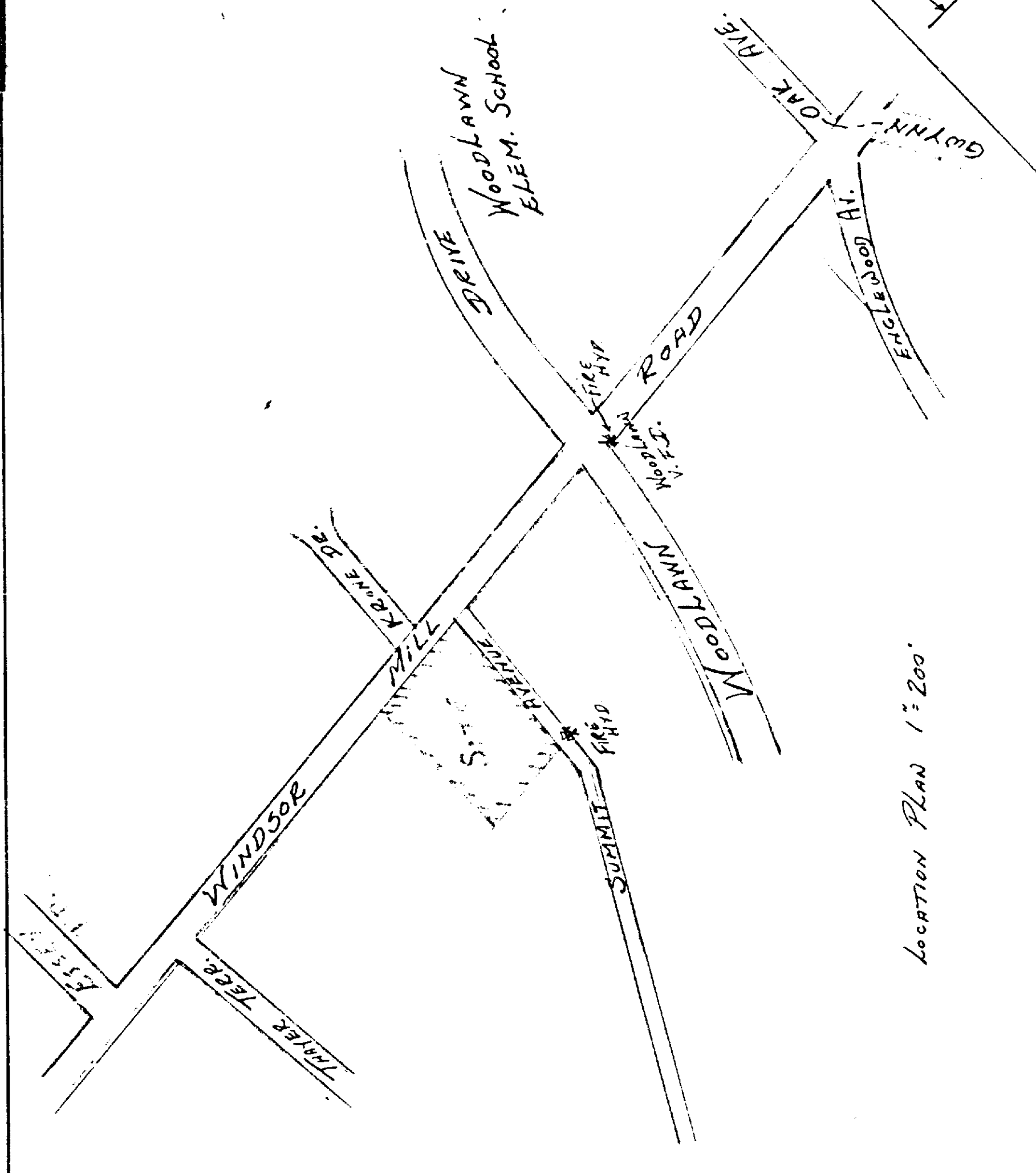
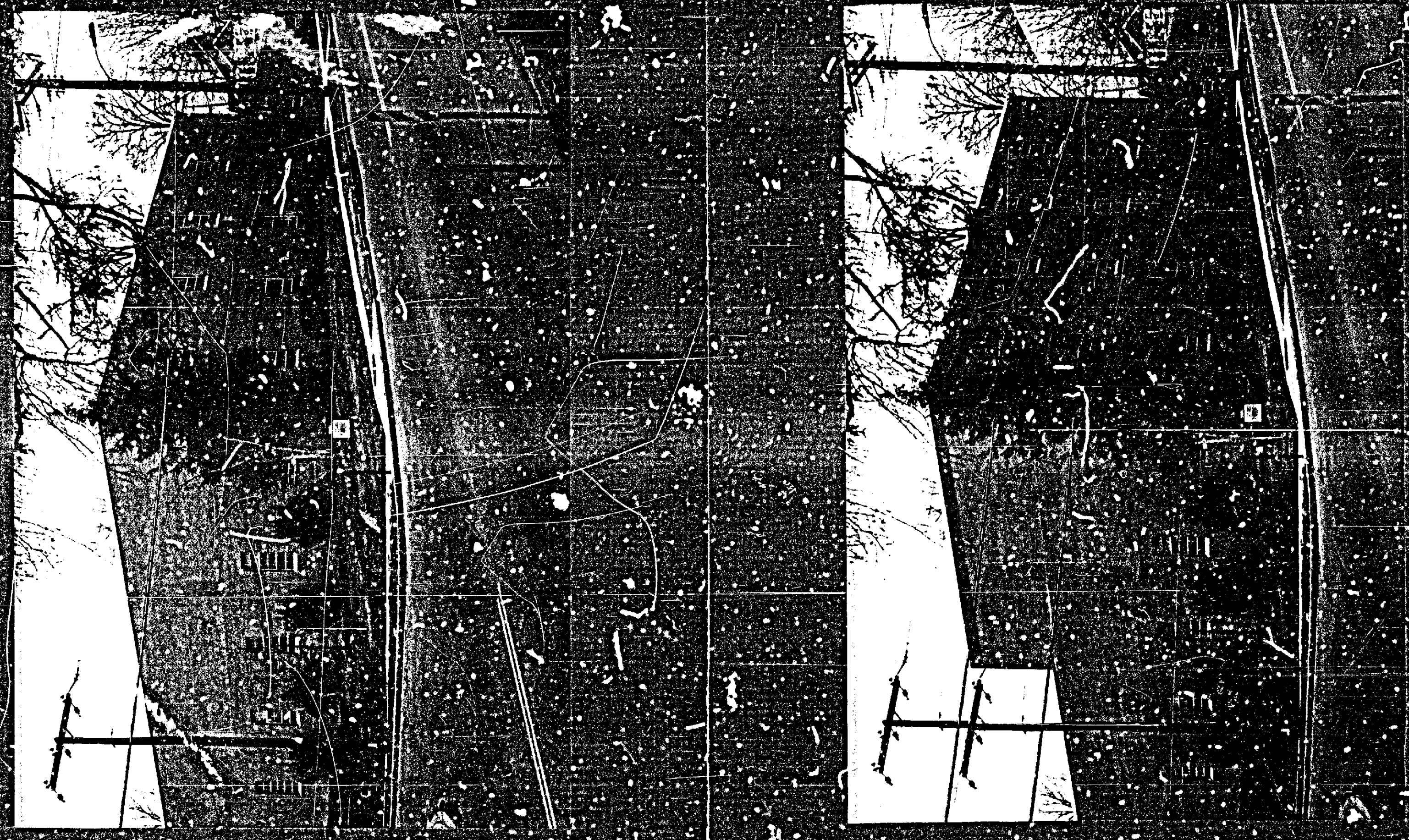
THOMAS H. FOSTER
MR. LOURANE F. FARMER
ROSE B. HAYDEN

ALVIN LUTICK
MR. MILTON R. SMITH, JR.
RICHARD W. THAYER, D.D.M.

ROBERT Y. BUCKLE, REPRESENTATIVE



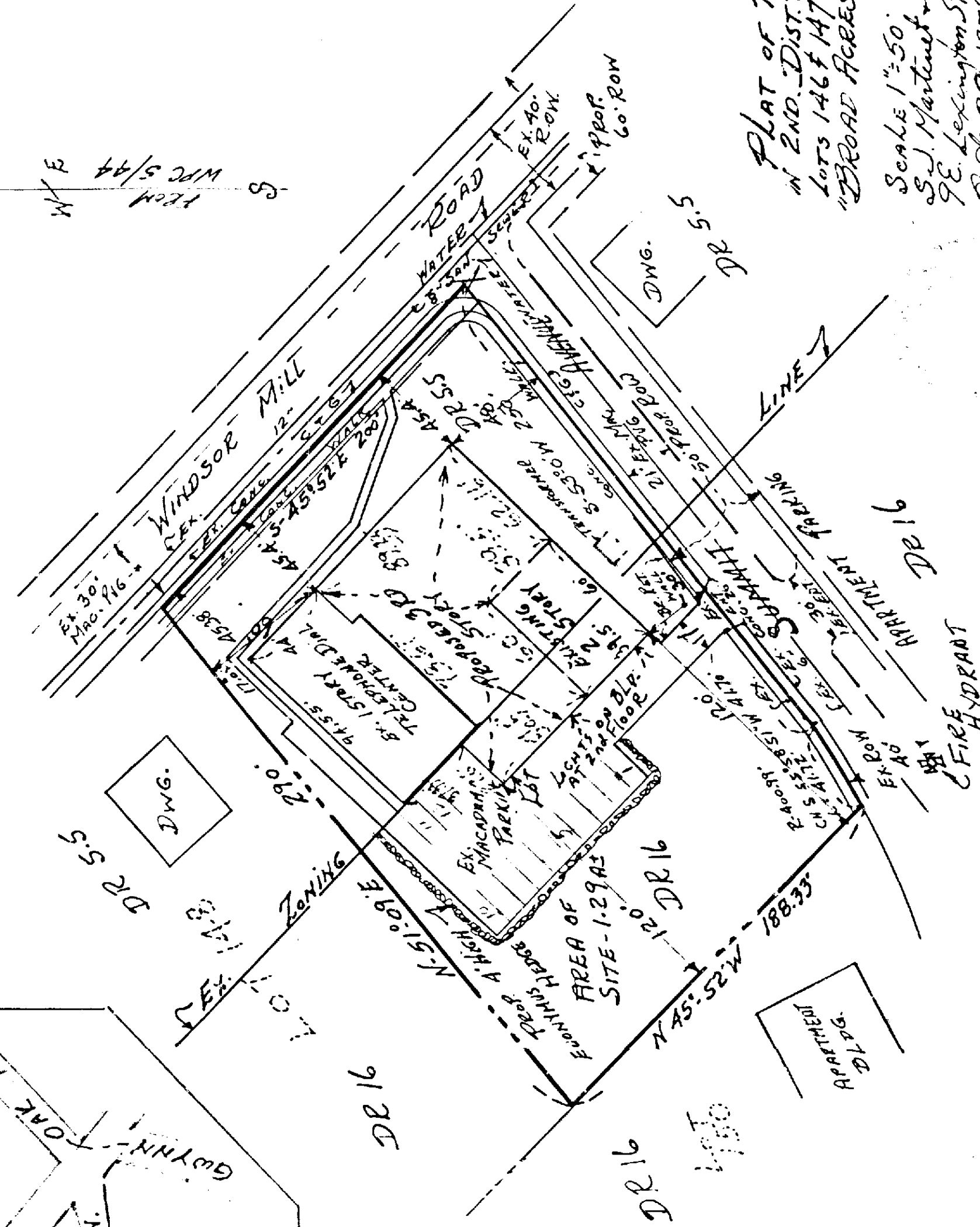
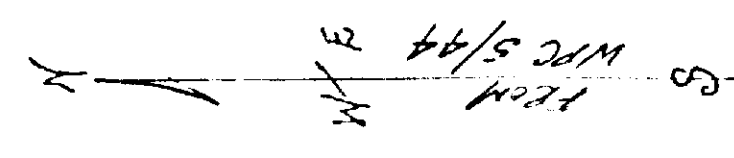
WOODLAWN DIAL CENTER
Petitioners Sub 1-4
C&P TELEPHONE CO.
OF MARYLAND



Location Plan 1"=200'

USE OF BUILDING - PRESENT
BASEMENT, PARTIAL
FIRST FLOOR
SECOND FLOOR, PARTIAL
THIRD FLOOR, PARTIAL
PROPOSED
CABLE TOWER
STORAGE
NO. 5 X 8 TOWER
TOLL EQUIP. UTILITIES
NO. 5 X 8 TOWER
TOLL EQUIP. UTILITIES
NO. 1855 TOWER
TOLL EQUIP. UTILITIES

NO EMPLOYEES
PRESENT 12
PROPOSED 8
NO TRAILING SPACES
PRESENT 12
PROPOSED 12



PLAT OF PROPERTY
IN 2ND DIST. DIST. CO. NO.
1073 146 F 147 00 PART OF
"BROAD FACES" WTC 5/44
Scale 1"=50'
S. J. Hartman & Co. Engineers
9 E. Lexington St. Bldg. 222
Oct 29, 1979
- Richard J. Hartman
Reg 73460

